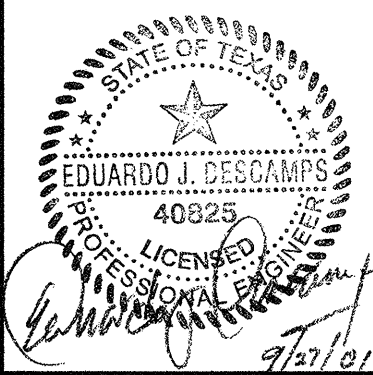


LOCATION MAP
SCALE: 1" = 200'

899.3 ACRE TRACT
VOLUME 5669 PAGE 1222 R.P.R.
ISAAC STONE SURVEY No. 354
ABSTRACT No. 714
C.B. 4539

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01 OCT -2 PM 2:29
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

SCALE: 1" = 200'

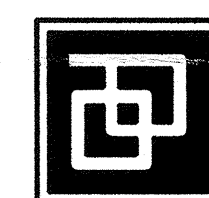


REVISIONS

05/08/01 REVISED PER CSA COMMENTS.
09/26/01 REVISED PER CSA COMMENTS.

11815 WARFIELD
SAN ANTONIO, TX 78216
Tel: (210) 828-3520
Fax: (210) 828-3599
ore@overbydescamps.com

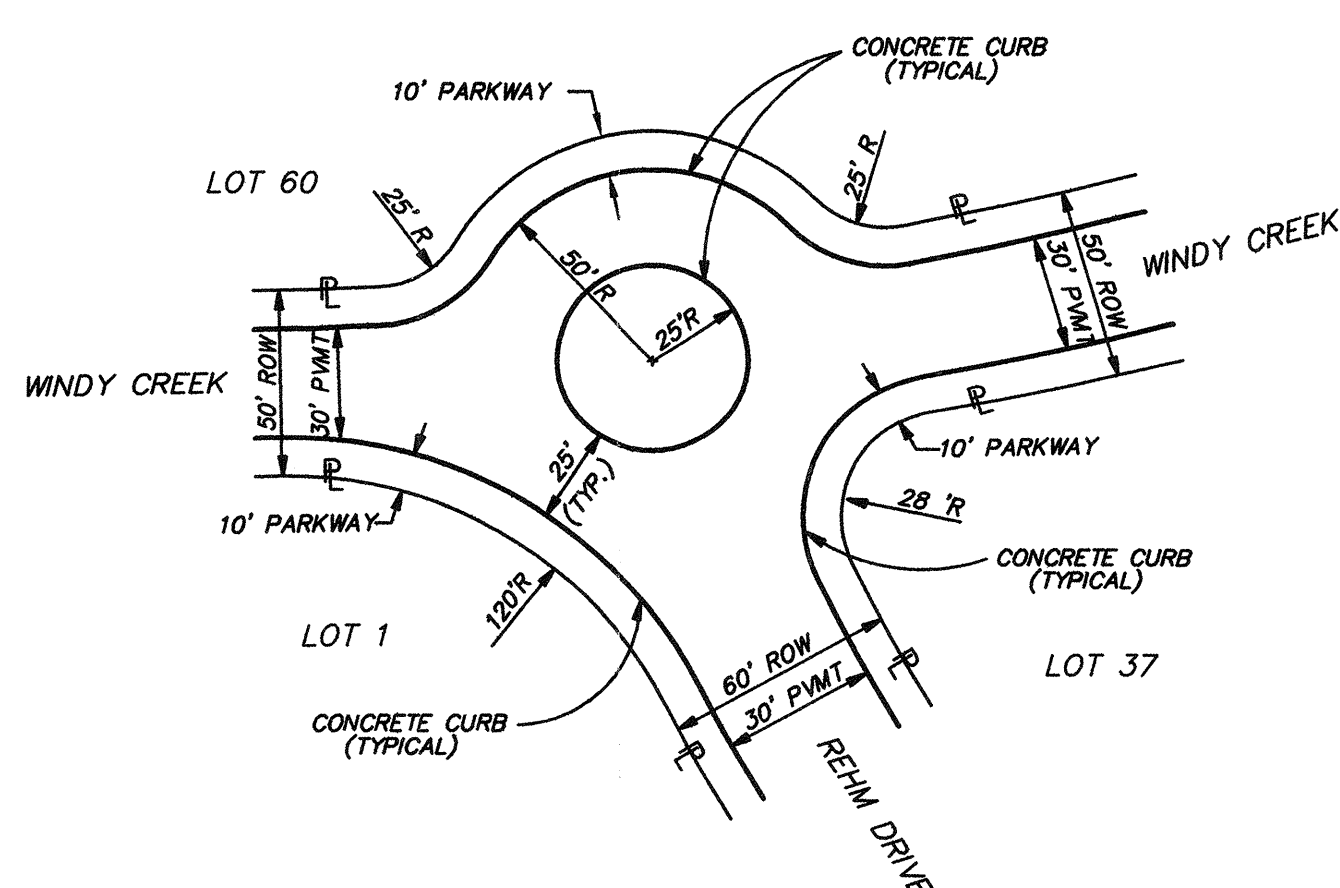
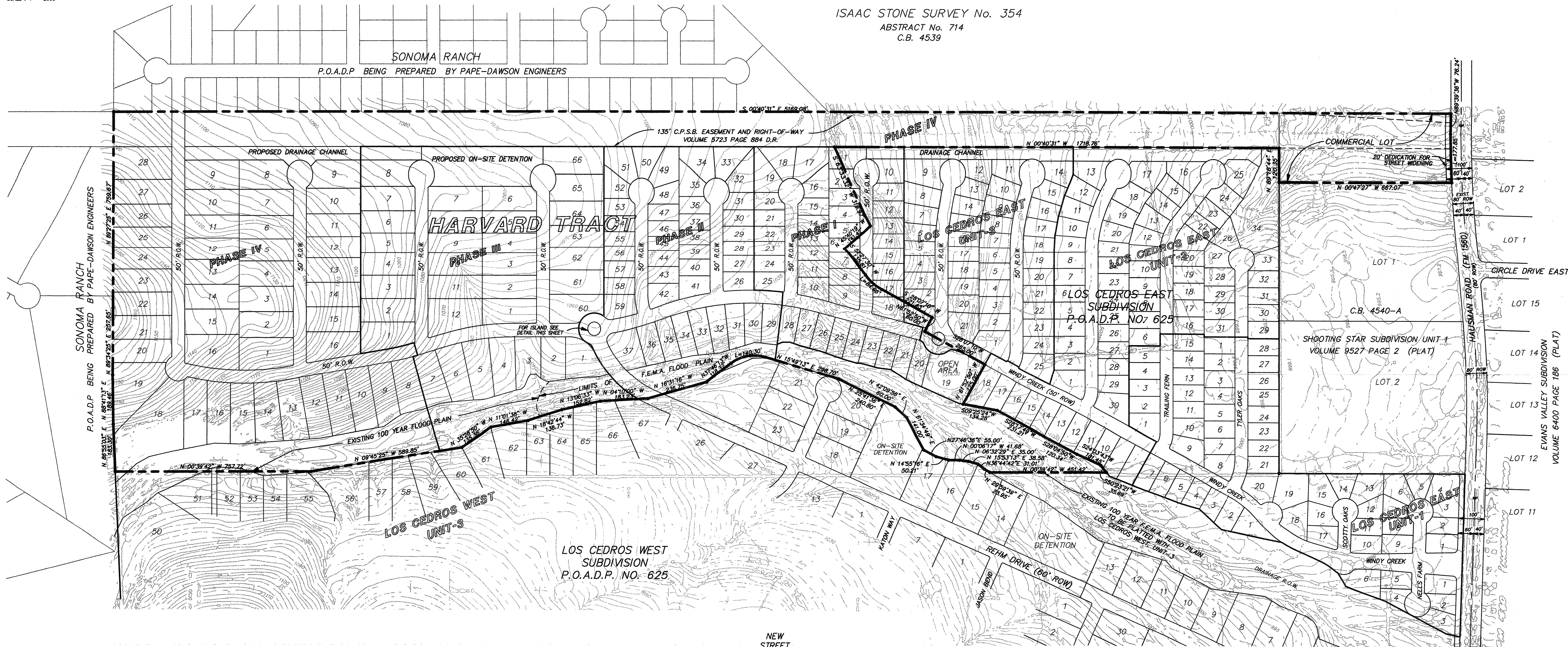
OVERBY
DESCAMPS
ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEYING



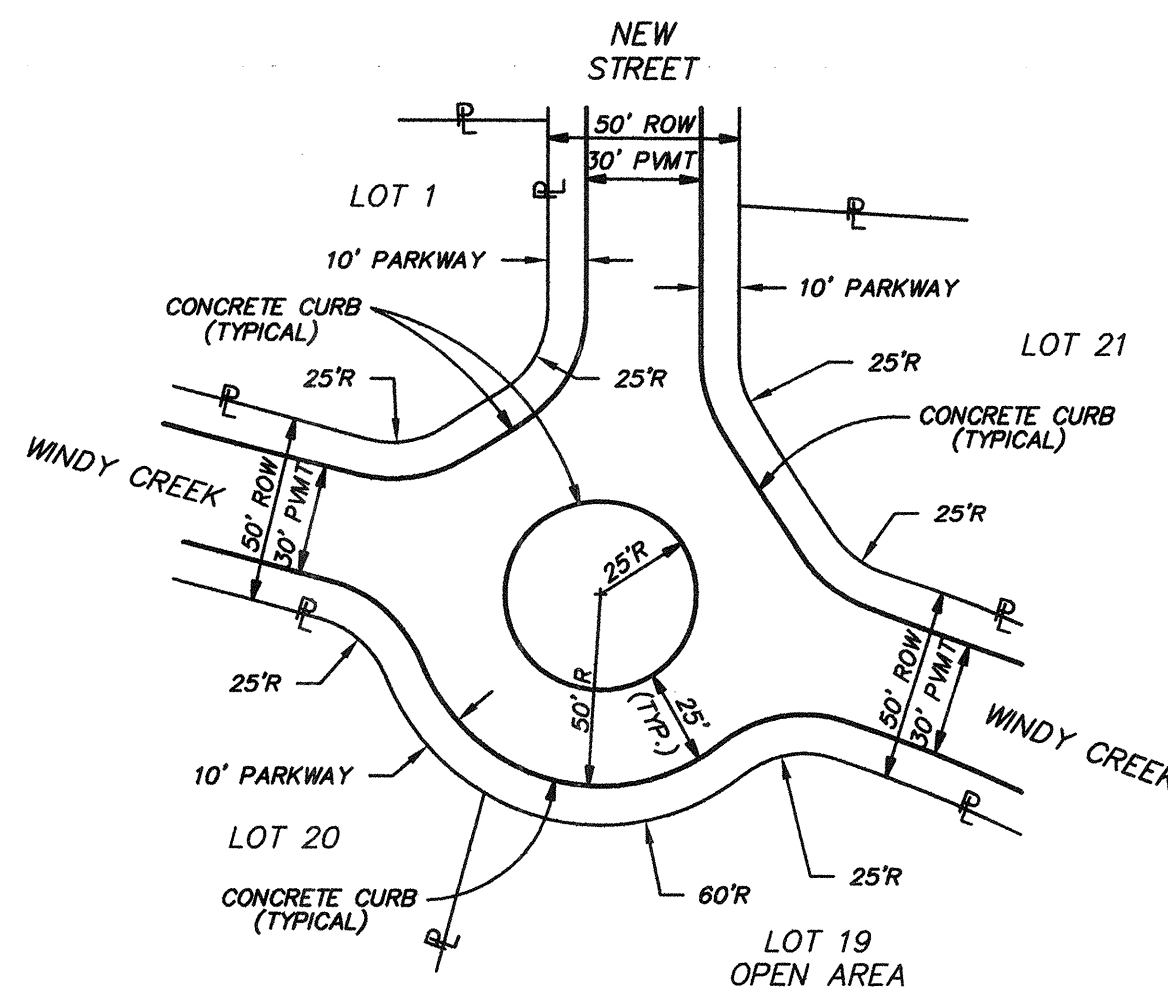
LOS CEDROS/HARVARD TRACT
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

PLAT NO. _____
PROJECT NO. 0254.80
DATE 03/15/01
DRAWN RG CHECKED ED
SHEET 1 OF 1

899.3 ACRE TRACT
VOLUME 5669 PAGE 1222 R.P.R.
ISAAC STONE SURVEY No. 354
ABSTRACT No. 714
C.B. 4539



PRELIMINARY DETAIL OF ISLAND
AT REHM DRIVE & WINDY CREEK
SCALE: 1" = 50'



PRELIMINARY DETAIL OF ISLAND
AT WINDY CREEK & NEW STREET
SCALE: 1" = 50'

NOTES:

- FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS. COMMUNITY NO. 480035, PANEL 48029C0233E. REVISION EFFECTIVE APRIL 26, 1999.
- WATER SERVICE BY SAWS (SERVICE LEVELS B AND 11)
SEWER SERVICE BY SAWS
- LAND USES:

SINGLE FAMILY RESIDENTIAL	64.719 ACRES
100 YR FLOOD PLAIN	10.438 ACRES
COMMERCIAL LOT	3.881 ACRES
C.P.S. HIGHLINE EASEMENT	15.761 ACRES
OPEN SPACE (GREENBELT)	0.807 ACRES
TOTAL AREA	95.606 ACRES
- TYPICAL LOT SIZES: 65' X 120' (78 LOTS)
90' X 200' (79 LOTS)
TOTAL NUMBER OF LOTS = 157 LOTS
LOT DENSITY = 1.64 LOTS PER ACRE
- DEVELOPER: CONNELL BARRON, INC.
P.O. BOX 6862
SAN ANTONIO, TEXAS 78209

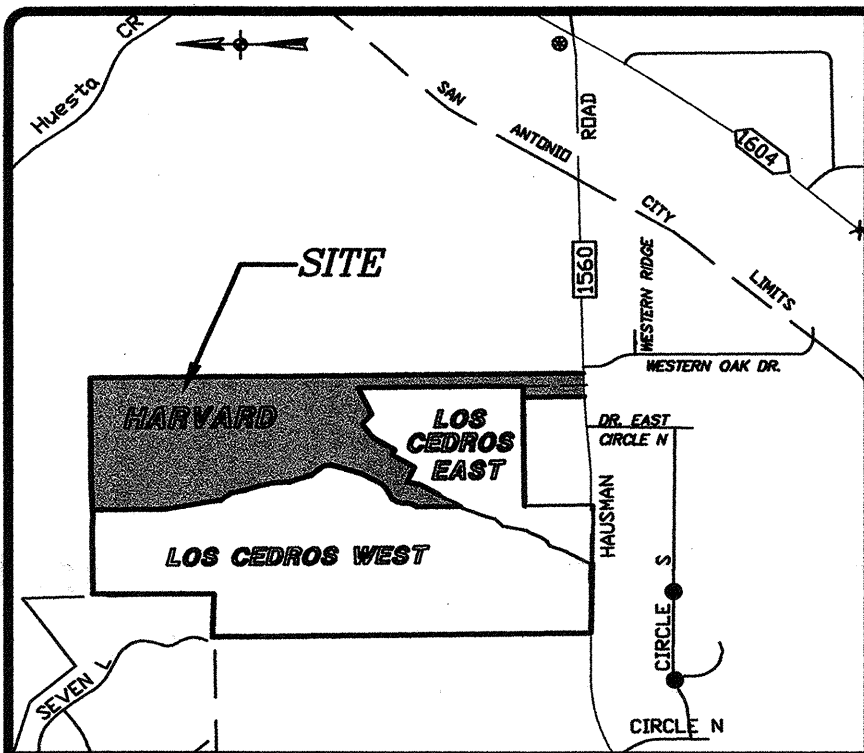
PLAN HAS BEEN ACCEPTED BY

10-17-01 2715

If no plate are filed, plan will expire

On 9-18-03

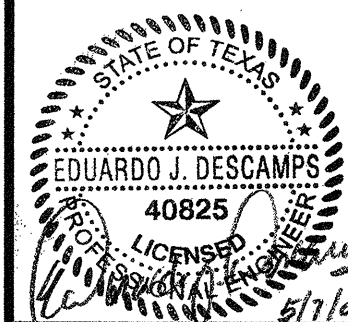
1st date filed on



LOCATION MAP
SCALE: 1" = 2000'

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

SCALE: 1" = 200'

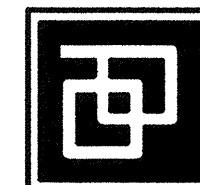


REVISIONS

5/7/01 REVISED PER CSA COMMENTS

11815 WARFIELD
SAN ANTONIO, TX 78216
Tel: (210) 828-3520
Fax: (210) 828-3599
oed@overbydescamps.com

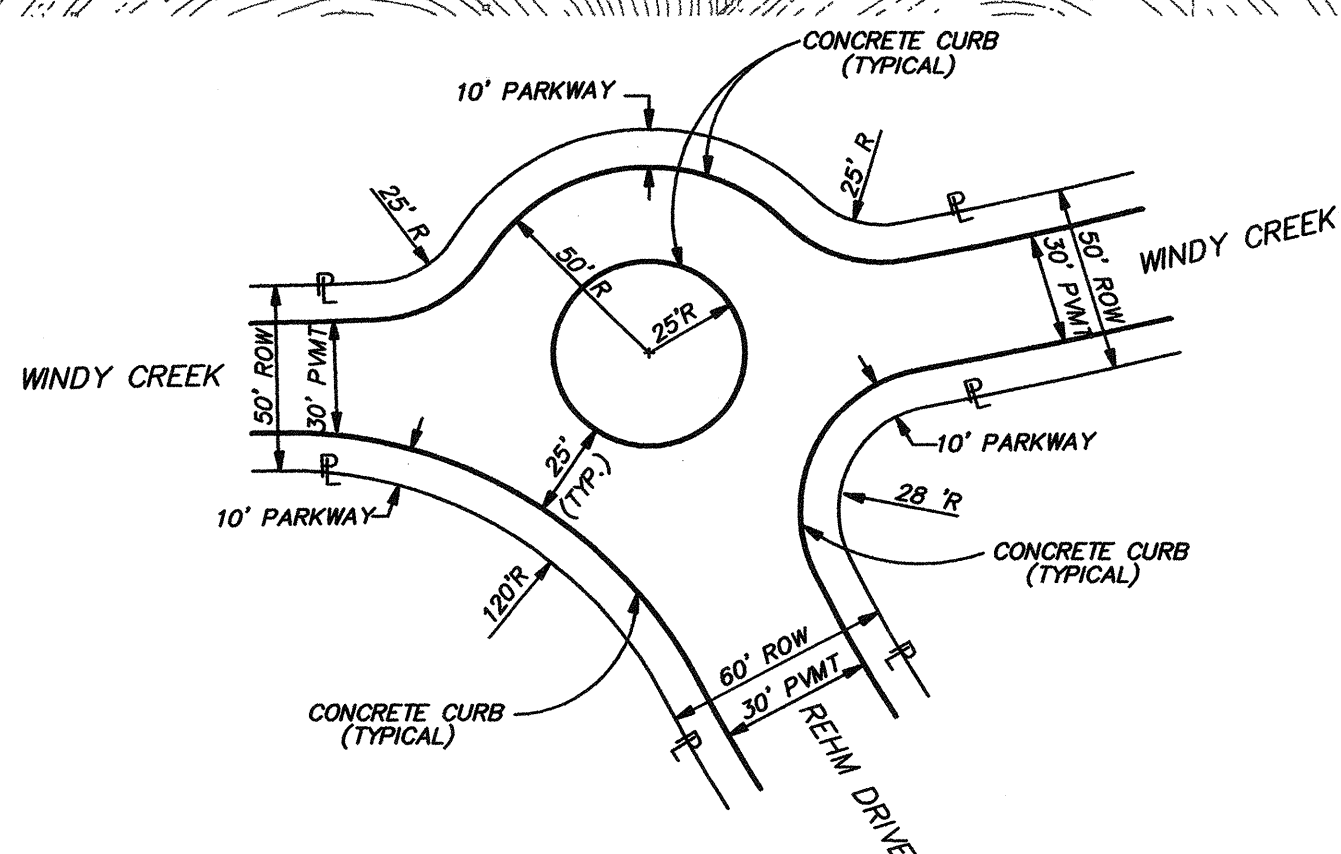
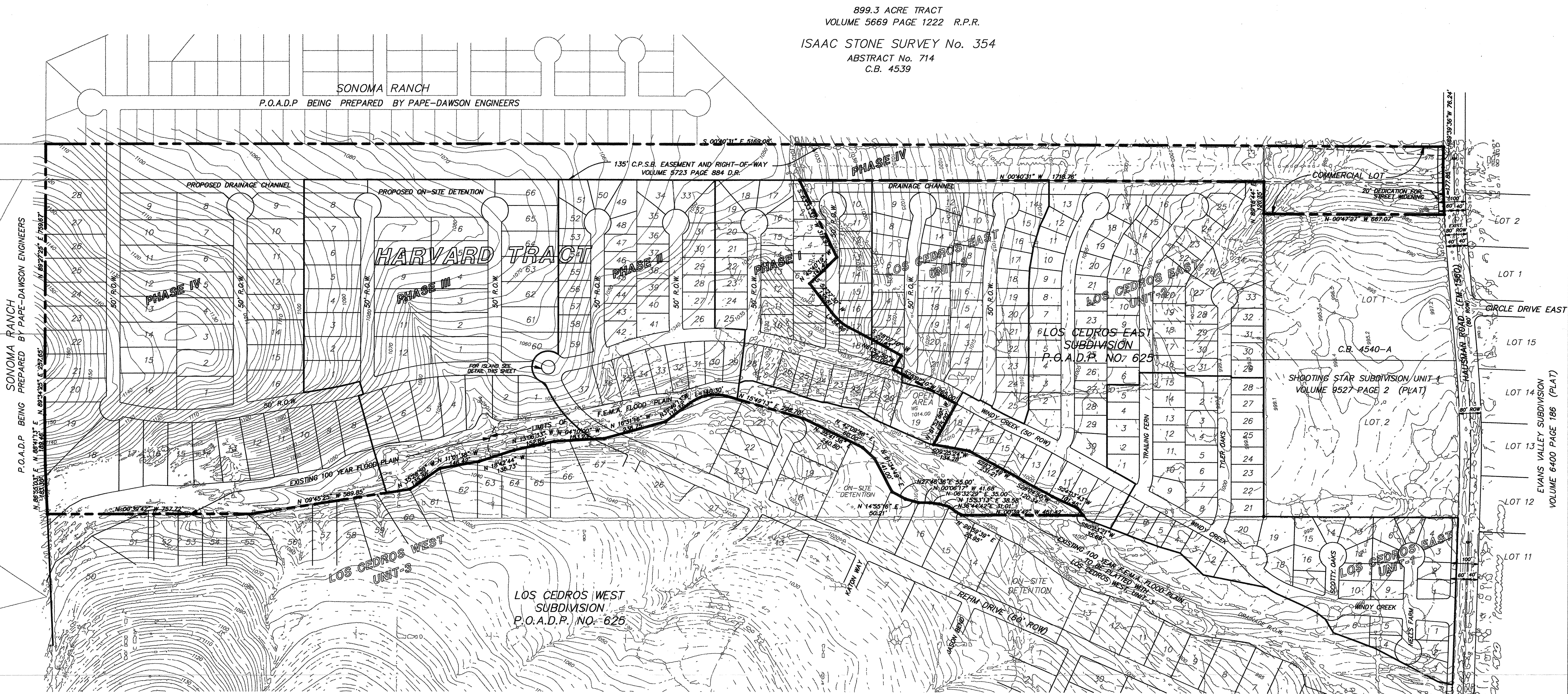
OVERBY
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LOS CEDROS/HARVARD TRACT
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

PLAT NO. _____
PROJECT NO. 0254.80
DATE March 15, 2001
DRAWN rg CHECKED _____
SHEET 1 OF 1

899.3 ACRE TRACT
VOLUME 5669 PAGE 1222 R.P.R.
ISAAC STONE SURVEY No. 354
ABSTRACT No. 714
C.B. 4539



PRELIMINARY DETAIL OF ISLAND AT REHM DRIVE & WINDY CREEK
SCALE: 1" = 50'

NOTES:

- FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS. COMMUNITY NO. 480035, PANEL 48029C0233E. REVISION EFFECTIVE APRIL 26, 1999.
- WATER SERVICE BY SAWS (SERVICE LEVELS 8 AND 11)
SEWER SERVICE BY SAWS
- LAND USES:

LAND USES	ACRES
SINGLE FAMILY RESIDENTIAL	64.719
100 YR FLOOD PLAIN	10.438
COMMERCIAL LOT	3.881
C.P.S. HIGHLINE EASEMENT	15.761
OPEN SPACE (GREENBELT)	0.807
TOTAL AREA	95.606
- TYPICAL LOT SIZES: 65' X 120' (78 LOTS)
90' X 200' (79 LOTS)
TOTAL NUMBER OF LOTS = 157 LOTS
LOT DENSITY = 1.64 LOTS PER ACRE
- DEVELOPER: CONNELL BARRON, INC.
P.O. BOX 6862
SAN ANTONIO, TEXAS 78209



City of San Antonio

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 3/26/01 Name of POADP: LOS CEDROS/HARVARD

Owners: Connell Barron Inc Consulting Firm: Ovby Decampi Eng.

Address/Zip code: P.O. Box 6862 Address/Zip code: 11815 Warfield
San Antonio 78209 San Antonio 78218

Phone: 828-1662 Phone: 828-3520

Existing zoning: _____ Proposed zoning: _____

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 3 ☒ Yes ☐ No
San Antonio City Limits? ☐ Yes ☒ No
Council District: _____
Ferguson map grid 512/513

Land area being platted:	Lots	Acres
Single Family (SF)	<u>157</u>	<u>64.719?</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>1</u>	<u>3.881</u>

RECEIVED
01 MAR 26 PM 3:10
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Is there a previous POADP for this Site? Name _____ No. _____

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this POADP or site? Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: EDUARDO J. DECAMPI Signature: Eduardo J. Decampi

Date: 3/26/01 Phone: 828-3520 Fax: 828-3599

- ☒ name of the POADP and the subdivision;
- ☐ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);

? ☐ copy of digital file

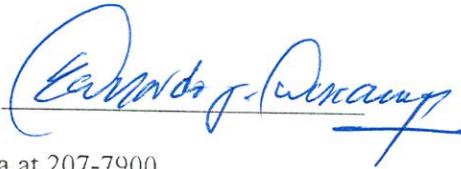
- ☒ North arrow and scale of the map;
- ☒ Proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred-year flood plain limits;
- ☐ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ A complete application and certification, 8½ X 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the NORTH SIDE I. School District and they have been contacted concerning this development.

RECEIVED
 01 MAR 26 PM 3:10
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

☒ List Below all Major Throughfares that are adjacent to the property or included with in the boundaries.

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: EDUARDO V. ORECANAN Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

(Application Revised Nov-8- 2000)

Page 3 of 3

RECEIVED
01 MAR 26 PM 3:10
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



CITY OF SAN ANTONIO

October 17, 2001

Mr. Ed Descamps, P.E.

Overy - Descamps Engineers
11815 Warfield,
San Antonio, TX 78216

Re: Los Cedros / Harvard Tract

POADP # 715

Dear Mr. Descamps:

The City Staff Development Review Committee has reviewed Los Cedros / Harvard Tract Subdivision Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 715. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formally POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

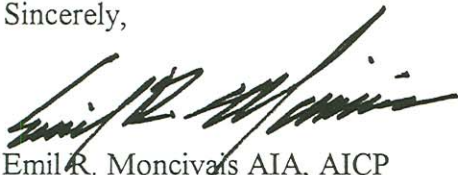
Mr. Descamps
Page 2
October 17, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formally POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services



CITY OF SAN ANTONIO

RECEIVED
21 MAY - 9 AM NO: 17
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

April 24, 2001

Ed Descamps

Overby- Descamps Engineers
11815 Warfield
San Antonio, TX 78216

Re: Los Cedros/ Harvard Tract

POADP # ?

Dear Mr. Descamps:

The City Staff Development Review Committee has reviewed Los Cedros/ Harvard Tract Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

1.) Sec. 35-2075 Information Required

- (a) Annotate perimeter property lines.
- (b) Location Map is missing.
- (c) Your project does not indicate phase development.
- (d) Digital file is missing.
- (e) Coordinate with Sonoma Ranch (Pape-Dawson Eng./ Mr. Al Chua) for connectivity to the north.
- (f) Contour lines are not labeled.
- (g) Ownership of adjacent properties is missing.
- (h) Hausman Road right-of-way width is not annotated and the F.M. designation is missing.
- (i) Tx-Dot is requiring 20' feet of dedication along F.M. 1560 (Hausman Rd.)

Sheet 2 of 2
Mr. Ed Descamps

RECEIVED
01 MAY -8 AM 10:47
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION


(j) Public Works is requiring a detail of the Island at the intersection of Rehm Dr. and Windy Creek.

(k) A revised T.I.A. will be required.

Copies of all review comments and redlines are attached.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera at (210) 207-7900. **Please return Redlines with resubmittal.**

Sincerely,



Emil E. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr.

cc: Bob Opitz, P. E., Public Works



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☐ Major Thoroughfare

☐ Traffic T.I.A.

☒ Zoning

☐ Bexar County Public Works *2nd REVIEW*

FROM: Michael O. Herrera, Planner II

Date *3-27-01*
5-22-01

POADP NAME:

LOS CEDROS/HARVARD

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for *5-25-01*
4-6-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

*address any outstanding comments
from reviewers*

Michael O. Herrera
Signature

Planner II
Title

052501
Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☒ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-27-01

POADP NAME:

LOS CEDROS/HARVARD

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-6-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Location Map. Indicate if phased
development, City Limits statement, show in
relation to Major Thoroughfares, ~~show~~
~~along ~~corrections~~ ~~planning~~~~

Catherine Demmons

Signature

Planner II

Title

04-6-01

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☒ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

2nd REVIEW

FROM: Michael O. Herrera, Planner II

Date 3-27-01
5-22-01

POADP NAME: LOS CEDROS/HARVARD

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 5-25-01
4-6-01 before the POADP committee.



I recommend approval



I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: HAUSMAN RD IS ON THE MTP REQUIRING A
MIN OF 80' ROW. PROPOSE POADP ADDRESS THOROUGHFARE

Signature

Planner
Title

052901
Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☒ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-27-01

POADP NAME:

LOS CEDROS/HARVARD

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

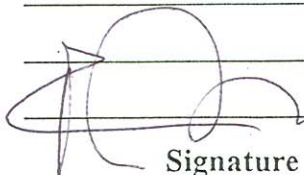
This item is tentatively scheduled for 4-6-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: HAUSMAN ROAD IS ON THE MTP REQUIRING
A MIN. OF 86' ROW. PROPOSE POADP DOES NOT
ADDRESS THOROUGHFARE. PROPOSE POADP REQUIRES A
LOCATION MAP.


Signature

Planner
Title

040501
Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Major Thoroughfare ☐ Traffic T.I.A.
☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-27-01
5-22-01

POADP NAME:

LOS CEDROS/HARVARD

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 5-25-01
4-6-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature

Title

Date

May 8, 2000 MH Jr.



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-27-01

POADP NAME: LOS CEDROS/HARVARD

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-6-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: provide detail for Traffic calming device
Coordinate with SOMMA Ranch POADP.
Dedication along Housman Rd. Provide
Location Map.

[Signature]

Signature

Sp. Eng. Assoc.

Title

4/6/01

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☐ Major Thoroughfare

☒ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

2nd REVIEW

FROM: Michael O. Herrera, Planner II

Date 3-27-01
5-22-01

POADP NAME:

LOS CEDROS/HARVARD

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 5-25-01
4-6-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

REVISED TIA REQUIRED

[Signature]

Signature

Simon Eng Ted

Title

5-25-01

Date

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

SUBJECT: Los Cedros / Harvard Tract, POADP Level 1 T.I.A.

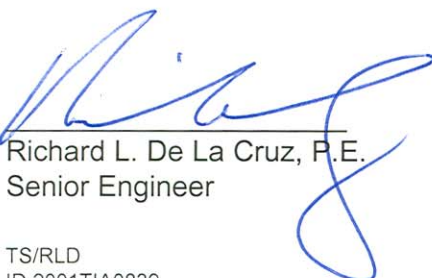
Date: October 2, 2001

The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Los Cedros /Harvard Tract POADP. The analysis is in compliance with the TIA Ordinance 91700.

This property is proposed to consist of 157 single family residential lots. Based on the 6th edition of the ITE Trip Generation Manual, this property is estimated to generate 159 peak hour trips. These trips will be distributed through two local residential streets in the existing Los Cedros subdivision, Windy Creek and Rehm Drive, to Hausman Road. An additional access point will be located to the east of the subdivision, providing connectivity through Sonoma Ranch. Two traffic calming features will be added about mid-way on Windy Creek Street as per the Low Speed Design Ordinance #92670.


Todd Sang
Senior Engineering Technician

Approved by:


Richard L. De La Cruz, P.E.
Senior Engineer

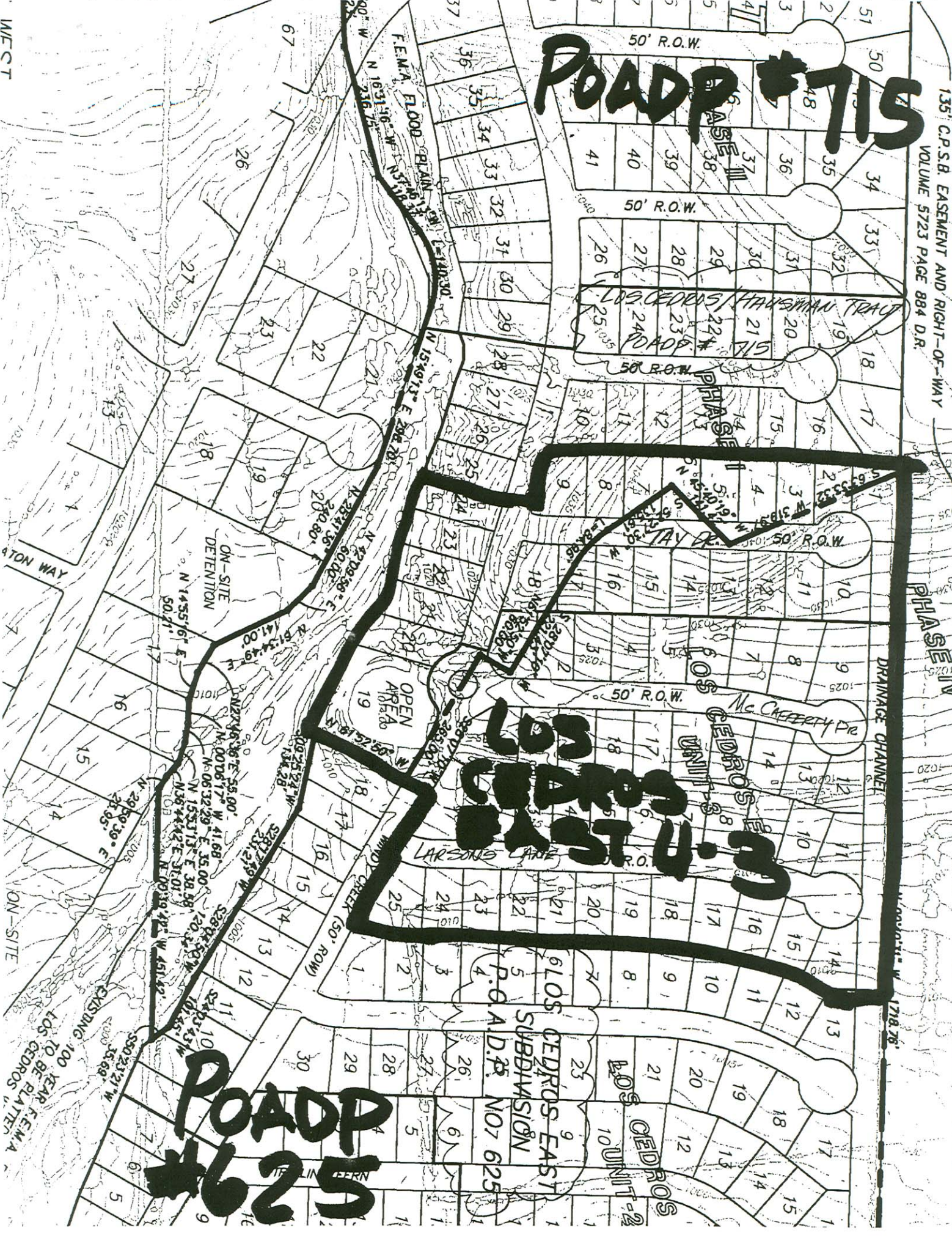
TS/RLD
ID 2001TIA0839

ROAD #715

LOS CEDROS HANSHAM TRACT
ROAD #715

LOS CEDROS UNIT 3

ROAD #625



INJECT



OVERBY
DESCAMPS
ENGINEERS

11815 WARFIELD
SAN ANTONIO, TEXAS 78216
TEL: (210) 828-3520 FAX: (210) 828-3599

FACSIMILE COVER SHEET

DATE: 06/04/02
TO: Micheal Herrera FAX NO: (210) 207-7897
FIRM: CSA - Planning
FROM: Raymond Tarin Jr., P.E. JOB NO: 0254.83


Number of Pages Including Cover: 2

Reference: Los Cedros East Unit-3 Subdivision, Plat #

As you requested, the following plan copy shows the location of the boundary line between the Los Cedros/Harvard Tract P.O.A.D.P. # 715 and the Los Cedros Subdivision P.O.A.D.P. # 625 with the names of the streets added for your reference.

If you have any questions or need additional information, please call.

Sincerely,
OVERBY DESCAMPS ENGINEERS, INC.


Raymond Tarin Jr., P.E.

Michael Herrera

From: Richard De La Cruz
Sent: Friday, July 13, 2001 11:20 AM
To: Michael Herrera; Todd Sang
Cc: Robert Opitz
Subject: Dominion Ridge Park and Los Cedros/Harvard Tract

Dominion Ridge Park

1. Scope Meeting with consultant: 5-18-01
2. Agreed that a Level 1 TIA needed to be completed.
3. Received Level 1 TIA: 6-19-01
4. Completed comments and mailed to consultant: 7-6-01
5. Have not received responses from the consultant.

Los Cedros/Harvard Tract

1. Scope Meeting with consultant: 5-18-01
2. Agreed that a Level 1 TIA needed to be completed.
3. TIA Reviews has not received Level 1 TIA - Consultant is currently working on TIA (Discussed 7-13-01)

Please update tracking system to reflect above comments.

Thanks,
Richard

-----Original Message-----

From: Todd Sang
Sent: Friday, July 13, 2001 9:39 AM
To: Richard De La Cruz
Subject: Dominion Ridge Park

Richard

Please e-mail Mike Herrera the date you made comments on the Dominion Ridge Park Level 1 TIA so he can update the tracking system on the cosa web.

Thanks
Todd

Michael Herrera

From: Todd Sang
Sent: Friday, July 13, 2001 9:38 AM
To: Michael Herrera
Cc: Richard De La Cruz
Subject: Los Cedros / Harvard Tract

Mike

Richard and I met with Edward Des Camps June 14, 2001 at 10:00 AM to discuss an Elementary School on Stone Oak Pkwy.

At that time, Mr. Des Camps presented the Los Cedros / Harvard Tract POADP. We agreed a Level 1 TIA will be required. No TIA has been submitted as of yet.

Thanks

Todd



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

01 APR -3 AM 9:55

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

March 30, 2001

P.O.A.D.P. REVIEW

Los Cedros/Harvard Tract

Located on FM 1560, west of Loop 1604

Mike Herrera
City of San Antonio Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	Require 20' right of way dedication along the entire FM 1560 frontage.
Access Limits/Restrictions	Locations and number of access points will be as directed by "Regulations For Access Driveways to State Highways". This property identified as "Commercial Lot" is eligible for a one access point to FM 1560.
WPAP Requirements	A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property. No access permit will be issued prior to receipt of the approved WPAP.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

cc: Overby Descamps Engineers



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

01 APR 30 PM 2:56

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☐ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-27-01

RECEIVED MAR 28 2001

POADP NAME: LOS CEDROS/HARVARD

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-6-01 before the POADP committee.

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Coordinate tree preservation
maintain this as a flood plain in a
natural state and provide pedestrian access is
recommended

MOH

Signature

City Engineer

Title

4/26/01

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☒ ~~Bexar County~~ Public Works

FROM: Michael O. Herrera, Planner II

Date 3-27-01

POADP NAME:

LOS CEDROS/HARVARD

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-6-01 before the POADP committee.



I recommend approval



I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Recommendation pending on addressing
Comments as shown on the plan sheet.

Ramiro Garcia

Signature

Civil Engineer

Title

4-5-01

Date



City of San Antonio POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 3/26/01 Name of POADP: LOS CEDROS / HARVARD
Owners: Connell Barton Inc Consulting Firm: Overby Decamps Eng.
Address/Zip code: PO. Box 6862 Address/Zip code: 11815 Warfield
San Antonio 78209 San Antonio 78218
Phone: 828-1662 Phone: 828-3520
Existing zoning: _____ Proposed zoning: _____

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 3 ☒ Yes ☐ No

Security enhanced document. See back for details.

LOS CEDROS / HAUSMAN JV#1, LTD.

210-492-3095
5150 N. LOOP 1604 W.
SAN ANTONIO, TEXAS 78249

1133

DATE March 22, 2001

35-1054/1130
912

PAY TO THE ORDER OF City of San Antonio \$ 381.10

Three Hundred Eighty One & 10/100 DOLLARS



Compass Bank

San Antonio, Texas (23)

FOR POADP Application

Harvest Tract, Job No. 254.80

⑈001133⑈ ⑆113010547⑆ 72692063⑈

Name _____ No. _____

Contact Person and authorized representative:

Print Name: EDUARDO J. DECAMPS Signature: [Signature]

Date: 3/26/01 Phone: 828-3520 Fax: 828-3599

CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

INVOICE
2153375

AMT ENCLOSED

50-04-5573
LOS CEDROS/HAUSMAN JV#1 LTD.
5150 N. LOOP 1604 WEST
S.A. TX. 78249

AMOUNT DUE 381.10
INVOICE DATE 4/2/2001
DUE DATE 4/02/2001

PHONE: 000 - 0000

POADP
HARVEST TRACT, #254.80

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
4/2/2001	2153375	50-04-5573	4/02/2001	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	04/01/2001		CK#1133	HARVEST TRACT
END	04/01/2001			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓



**OVERBY
DESCAMPS
ENGINEERS**

11815 WARFIELD
SAN ANTONIO, TEXAS 78216
TEL: (210)828-3520 FAX: (210)828-3599

TRANSMITTAL

To: City of San Antonio	Date: March 26, 2001
114 W. Commerce, 4th Floor	Project Number: 0254.80
San Antonio, Texas 78205	Project Name: Los Cedros/Harvard Tract
Attn: Michael O. Herrera	
VIA: Courier Mail	

Enclosed are:

For:

See Description	Review and Comment
-----------------	--------------------

QTY.	Description
1	City of San Antonio POADP Application for Los Cedros/Harvard Tract
1	Check in the amount of \$381.10 made payable to the "City of San Antonio" for the POADP application for Los Cedros/Harvard Tract
1	8 1/2 X 11 reduction of Los Cedros/Harvard Tract POADP
8	Prints of Los Cedros/Harvard Tract POADP

RECEIVED
01 MAR 26 PM 3:10
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Remarks

This site is located off Hausman Road West of Loop 1604, East of Los Cedros West Subdivision, and North of Los Cedros East Subdivision. If you have any questions please call.

Thank You,

Distribution

By

Eduardo J. Descamps, P.E.



OVERBY
DESCAMPS
ENGINEERS

RECEIVED
01 MAY -8 AM 10:47
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION
TRANSMITTAL

11815 WARFIELD
SAN ANTONIO, TEXAS 78216
TEL: (210) 828-3520
FAX: (210) 828-3599

TO: City of San Antonio
114 W Commerce St 4th Floor
San Antonio, Texas 78205

DATE: May 8, 2001
PROJECT NO.: 0254.80

PROJECT: Los Cedros/Harvard Tract

ATTN: Mr. Michael O. Herrera VIA Courier

- | | | |
|------------------------------------------------------|-----------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> PRINTS | <input type="checkbox"/> INFORMATION NEEDED | <input type="checkbox"/> FOR RECOMMENDATION |
| <input type="checkbox"/> NOTES | <input type="checkbox"/> FOR YOUR INFORMATION | <input type="checkbox"/> REVISED (AS NOTED) |
| <input type="checkbox"/> FOR REVIEW & COMMENT | <input type="checkbox"/> PLAT SUBMITTAL | <input type="checkbox"/> FOR CORRECTION & RETURN |
| <input checked="" type="checkbox"/> PER YOUR REQUEST | <input type="checkbox"/> FOR APPROVAL | <input type="checkbox"/> FOR REAPPROVAL |

QTY DESCRIPTION

1	Original Redline Los Cedros/Harvard Tract Preliminary Overall area Development
1	8 1/2" x 11" Los Cedros/Harvard Tract Preliminary Overall area Development
11 Copies	Los Cedros/Harvard Tract Preliminary Overall area Development

REMARKS

Thank You,

DISTRIBUTION

BY

Raymond Tarin, Jr., P.E.



OVERBY
DESCAMPS
ENGINEERS

11815 WARFIELD
SAN ANTONIO, TEXAS 78216
TEL: (210) 828-3520 FAX: (210) 828-3599

RECEIVED
01 OCT -2 PM 2:28

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICE

TRANSMITTAL

TO: City of San Antonio - Planning Department

114 W. Commerce Street - 4th Floor

San Antonio, Texas 78205

ATTN: Michael Herrera

VIA Courier

DATE: 10/02/01

PROJECT NO.: 0254.80

PROJECT: Los Cedros/Harvard

POADP

☐ PRINTS

☐ NOTES

☐ FOR REVIEW & COMMENT

☒ PER YOUR REQUEST

☐ INFORMATION NEEDED

☐ FOR YOUR INFORMATION

☐ PLAT SUBMITTAL

☒ FOR APPROVAL

☐ FOR RECOMMENDATION

☐ REVISED (AS NOTED)

☐ FOR CORRECTION & RETURN

☐ FOR REAPPROVAL

QTY

DESCRIPTION

8 Copies of the final POADP for the Los Cedros/Harvard Tract POADP

1 Copy of TIA Approval Letter for the Los Cedros/Harvard Tract POADP

REMARKS

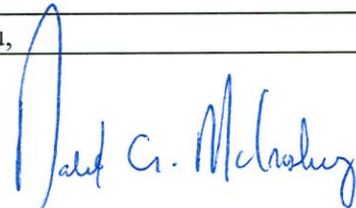
Mr. Herrera:

Here are the eight copies of the POADP you requested and a copy of the faxed TIA Approval Letter ur office received from Todd San ths morning. Please contact our office as soon as the referenced POADP is officially approved and the approval paperwork is ready for pickup. If you have any questions or need additional information, please call.

Thank You,

DISTRIBUTION

BY



Donald G. McCroskey, E.I.T.